



Property Tax Bill Quarterly Statement

Activity through November 17, 2017

Owner name: 2055 CRUGER LLC
Property address: 2055 CRUGER AVE.
Borough, block & lot: BRONX (2), 04284, 0020

Mailing address:
ZEQE MEHMETAJ
2055 CRUGER LLC
21 KETTELL AVE.
YONKERS NY 10704-2210

Statement Billing Summary

Previous charges	\$0.00
Amount paid	\$0.00
Interest	\$0.00
Unpaid charges, if any	\$0.00
Current charges	\$76,807.55
Total amount due by January 2, 2018	\$76,807.55
Total property tax amount due January 2, 2018 from Signature Bank (NY) You, the property owner	\$75,264.54 \$1,543.01
Charges you can pre-pay	\$1,309.42
Total amount you may pay by January 2, 2018	\$2,852.43

FT - LD
1400.01
40 - 1
61597



Please include this coupon if you pay by mail or in person. 2-04284-0020

**Department of
Finance**

Pay today the easy way
nyc.gov/payonline

Total amount due by January 2, 2018 if you still have a mortgage
Total amount due by January 2, 2018 if you no longer have a mortgage
Amount you may pay by January 2, 2018 if you choose to pay early
If you no longer have a mortgage and want to pay everything, please pay

\$1,543.01
\$76,807.55
\$2,852.43
\$78,116.97

Amount enclosed:

#871497717111701#

ZEQE MEHMETAJ
2055 CRUGER LLC
21 KETTELL AVE.
YONKERS NY 10704-2210

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680



**Department of
Finance**

Statement Details

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2055 Cruger Ave.
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Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2018	\$77,361.34
Adopted Tax Rate			\$-2,096.80
Housing-Emergency Repair		01/01/2018	\$63.55
Housing-Emergency Repair		01/01/2018	\$96.15
Housing-Emergency Repair		01/01/2018	\$238.31
Housing-Emergency Repair		01/01/2018	\$435.00
Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Housing-Rent Stabilization	71	01/01/2018 020077300 077300	\$710.00
Total current charges			\$76,807.55

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Housing-Emergency Repair		04/01/2018	\$8.00
Sales Tax	09/21/2017		\$0.71
Administrative Fee	09/21/2017		\$4.00
Housing-Emergency Repair		04/01/2018	\$216.18
Sales Tax	09/21/2017		\$19.19
Administrative Fee	09/21/2017		\$108.09
Housing-Emergency Repair		04/01/2018	\$16.00
Sales Tax	09/21/2017		\$1.42
Administrative Fee	09/21/2017		\$8.00
Housing-Emergency Repair		04/01/2018	\$584.00
Sales Tax	11/17/2017		\$51.83
Administrative Fee	11/17/2017		\$292.00
Total tax year charges remaining			\$1,309.42

Home banking payment instructions:

1. **Log** into your bank or online bill pay website.
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 2-04284-0020 . You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account.

Did your mailing address change?

If so, please visit us at nyc.gov/changemailingaddress or call 311.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.





Department of Finance

Statement Details

How We Calculated Your Property Tax For July 1, 2017 Through June 30, 2018

Tax class 2 - Residential, More Than 10 Units		Tax rate			
Original tax rate billed June 2017		12.8920%			
New tax rate		12.7190%			
Estimated market value	\$3,849,000	Billable assessed value	New Tax rate	=	Taxes
Tax before exemptions and abatements		\$1,212,030	X 12.7190%		\$154,158
Tax before abatements					\$154,158
Annual property tax					\$154,158
Original property tax billed in June 2017					\$156,255
Change in property tax bill based on new tax rate					\$-2,097

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 1, 2018. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit nyc.gov/rpie.

You may protest any Emergency Repair/Demolition charge, Alternative Enforcement Program charge, or HPD inspection fee charged under NYC Housing Maintenance Code (HMC) section 27-2115(k)(1) or section 27-2115(f), by filing an objection in writing with the Department of Housing Preservation and Development (HPD). Any such objection must be filed prior to the date that the charge becomes due and payable, as provided in HMC section 27-2144. For information on filing an objection, please call HPD at 212-863-6020 or e-mail HPD at hpderp@hpdnyc.gov. The above mentioned charges are enforced as tax liens on real property under article 8 of subchapter 5 of the HMC.

One City Built to Last, Compliance Notification

This Property is required to report on its energy and water consumption for calendar year 2017 by May 1, 2018, in accordance with the NYC Benchmarking Law. For a detailed explanation of the requirements, please visit www.nyc.gov/benchmarking.

For free assistance and answers to your questions about the Benchmarking Law, please e-mail your questions to the Benchmarking Help Center at questions@benchmarkinghelpcenter.org or call 212-566-5584.

The property will also be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. If your property is on a tax block that ends in the number "8" you will need to comply by December 31, 2018. To find your tax block, visit www.nyc.gov/BBL. For a detailed explanation of the requirements, please visit <http://www1.nyc.gov/site/buildings/business/energy-audits-and-retro-commissioning.page>.

